

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/2 STENHOUSE AVENUE BROOKLYN VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$220,000

&

\$235,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/63 MARION STREET ALTONA NORTH VIC 3025	\$305,000	15-Jan-24
3/38 JOHN STREET ALTONA NORTH VIC 3025	\$321,000	28-Sep-24
4/47 MARION STREET ALTONA NORTH VIC 3025	\$280,000	07-Sep-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 November 2024



**4/63 MARION STREET ALTONA  
 NORTH VIC 3025**

1 1 1

Sold Price **\$305,000** Sold Date **15-Jan-24**

Distance **1.88km**



**3/38 JOHN STREET ALTONA  
 NORTH VIC 3025**

1 1 1

Sold Price **\$321,000** Sold Date **28-Sep-24**

Distance **1.79km**



**4/47 MARION STREET ALTONA  
 NORTH VIC 3025**

1 1 1

Sold Price **\$280,000** Sold Date **07-Sep-24**

Distance **1.95km**

RS = Recent sale      UN = Undisclosed Sale

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